

093.0

0004

0029.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
722,500 / 722,500

APPRAISED:

722,500 / 722,500

USE VALUE:

722,500 / 722,500

ASSESSED:

722,500 / 722,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		RONALD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: EUSEBI LEONARD &	
Owner 2: DERBY JESSICA	
Owner 3:	
Street 1: 34 RONALD ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BOONSTRA KAREN A -	
Owner 2: -	
Street 1: 34 RONALD ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400	Sq. Ft.	Site			0	70.	1.08	5									407,401							407,400

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	5400.000	315,100		407,400	722,500										
Total Card	0.124	315,100		407,400	722,500					Entered Lot Size					
Total Parcel	0.124	315,100		407,400	722,500					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	470.38	/Parcel: 470.38					Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID # 1: 60542	PRIOR ID # 2:	PRIOR ID # 3:		
2022	101	FV	315,100	0	5,400.	407,400	722,500		Year end	12/23/2021					
2021	101	FV	306,000	0	5,400.	407,400	713,400		Year End Roll	12/10/2020					
2020	101	FV	306,000	0	5,400.	407,400	713,400		Year End Roll	12/18/2019					
2019	101	FV	238,100	0	5,400.	413,200	651,300	651,300	Year End Roll		1/3/2019				
2018	101	FV	235,900	0	5,400.	308,500	544,400	544,400	Year End Roll		12/20/2017				
2017	101	FV	235,900	0	5,400.	279,400	515,300	515,300	Year End Roll		1/3/2017				
2016	101	FV	235,900	0	5,400.	267,700	503,600	503,600	Year End		1/4/2016				
2015	101	FV	231,100	0	5,400.	227,000	458,100	458,100	Year End Roll		12/11/2014				

SALES INFORMATION								TAX DISTRICT				PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	
BOONSTRA KAREN	62573-334		9/3/2013		516,000	No	No			9/18/2018	Missed Appt.	CC	Chris C	
MAUND WILLIAM T	51507-231		7/30/2008		470,000	No	No			8/21/2018	MEAS&NOTICE	BS	Barbara S	
ROSENFELD DAVID	24800-375		8/23/1994		210,000	No	No	Y		12/17/2008	Meas/Inspect	294	PATRIOT	
										2/2/2000	Mailer Sent			
										2/2/2000	Measured	263	PATRIOT	
										10/1/1991		PM	Peter M	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer 15%	OthrFix:	Rating:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	OTHER FEATURES				RESIDENTIAL GRID													
Grade: C - Average	Year Blt: 1968	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units 1	Level	FY LR DR D K FR RR BR FB HB L O							
Const Mod:	Lump Sum Adj:	Location:	Jurisdct:	Total Units:	Floor:	% Own:	Name:	Other	Upper	Lvl 2	Lvl 1										
Partition: T - Typical	Prim Floors: 3 - Hardwood	Economic:	Sec Int Wall:	Phys Cond: AG - Avg-Good 26%	Functional:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL	Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1				
Sec Floors: 6 - Ceramic Tile 15%	Bsmnt Flr: 12 - Concrete	Plumbing:	Subfloor:	Basic \$ / SQ: 140.00	Size Adj.: 1.33359373	Const Adj.: 1.00589120	Adj \$ / SQ: 187.803	Interior:	1	7	3	M									
Bsmnt Gar:	Electric: 3 - Typical	Other Features: 78500	Int vs Ext: S	Other Features: 78500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Additions:													
Insulation: 2 - Typical	Heat Fuel: 2 - Gas	LUC Factor: 1.00	Heat Type: 3 - Forced H/W	WtAv\$/SQ: 140.00	AvRate: 187.80	Ind.Val: 114.08	Depreciation: 113010	Kitchen:													
# Heat Sys: 1	% Heated: 100	Adj Total: 428068	Depreciated Total: 315058	juris. Factor: 1.00	Before Depr: 187.80	Final Total: 315100	Val/Su SzAd: 205.14	Baths:													
% Com Wal	% AC: NO	Depreciation: 113010		Special Features: 0	Val/Su Net: 114.08			Plumbing:													
	% Sprinkled: NO							Electric:													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	COMPARABLE SALES												
SPEC FEATURES/YARD ITEMS				PARCEL ID 093.0-0004-0029.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	IMAGE			
More: N	Total Yard Items:	Total Special Features:												Total:	AssessPro Patriot Properties, Inc						